

**VILLAGE OF CROTON-ON-HUDSON**  
**Minutes of the Planning Board Meeting**  
**Tuesday, April 28, 2015**

**PRESENT:** Rob Luntz  
Bruce Kauderer  
Steve Krisky  
Janet Mainiero

**ABSENT:** Rocco Mastronardi

Also Present: Daniel O'Connor, P.E., Village Engineer  
Ann Gallelli, Board Liaison

**1. Call to order**

Chairman Luntz called the meeting to order at 8:05 p.m.

**2. NEW BUSINESS**

*a) Maroon Realty Inc. – 25 South Riverside Avenue (Sec. 78.08 Blk. 5 Lot 43) – Application for Amended Site Plan approval for renovations to store front and entranceway.*

**PRESENT:** Frank Manicchio, owner of 25 South Riverside Avenue

**DISCUSSION:**

Mr. Manicchio stated that the building in question is the former Croton hardware store. He has had a difficult time leasing out the space because of the large size of the store, and has been working with a commercial realty company who advised him that tenants were looking for smaller spaces. When he decided to divide the space, he has gotten inquiries from small businesses (retail) such as an upholstery store and a computer repair store as possible tenants for the smaller sized spaces.

The Village Engineer noted that because the storefront and entranceway are being altered, a public hearing is required.

The Village Engineer asked Mr. Manicchio about new signage, and the delivery and storage space to the right of the building. Mr. Manicchio stated that there would definitely be new signage although he wasn't sure yet where it would be placed over the new entranceway. He had spoken with Bestweb and plans to coordinate efforts on signage. There is a basement but at present it is not being used and the potential tenants did not show much interest in the basement storage possibilities. The possible tenants also did not seem to require more delivery space.

Mr. Manicchio also stated that he would be working on the landscaping and cleaning it up. Parking seems adequate at the present time.

**MOTION:**

Mr. Krisky made a motion to call for a public hearing for Tuesday, May 12, 2015, seconded by Mr. Kauderer, carried, all in favor by a vote of 4-0 (Mr. Mastronardi absent).

*b) Kimelman, David – 53 Old Post Road North (Se. 67.20 Blk. 2 Lot 24) – Application for two-lot subdivision for the purpose of dividing the property into two legal lots, with each of the existing dwellings on its own lot.*

**PRESENT:** Luke Hilpert, Esq., and David Kimelman, owner

**DISCUSSION:**

The Village Engineer explained that the property, located at 53 Old Post Road North, is currently one legally conforming lot with two existing single-family residences. The applicant is applying for a two-lot subdivision so that the one lot can be subdivided into two lots, each lot having an existing single-family dwelling on it.

The current owners went to the Zoning Board of Appeals (ZBA) and were granted a 20' frontage variance for the rear lot. The ZBA added two conditions to the variance: 1) that the Planning Board, prior to approving the subdivision, be satisfied with the easements for access to the property and utilities, and 2) that there shall be no construction related to this provision of access—access to any lot created by the subdivision would be through existing means and structures.

Mr. Hilpert explained that there will be an access easement for the driveway to the rear lot, in addition to an easement allowing continued sewer and water service as it now exists to be granted to the rear lot. If these utilities need to be replaced, they will be moved to closer to the property line. All costs and effort will be divided between the two property owners.

Mr. Krisky asked if more construction could be completed with two separate lots as opposed to one lot. The Village Engineer explained that the lots are oversized but the wetland buffer would limit potential work. Mr. Hilpert noted that the setbacks would also limit expansion.

Mr. Kauderer stated that he believed it was important to make sure that the easements for access were satisfactory, but other than this point, did not see any other issue given that the houses already exist. Mr. Hilpert stated that he would submit the easements for the Village Attorney's review.

**MOTION:**

Mr. Kauderer made a motion to declare that the Planning Board as lead agency for this subdivision application, to refer this application to the Waterfront Advisory Committee, and to schedule a public hearing for the next Planning Board meeting on May 12, 2015; the motion was seconded by Mr. Krisky, and carried all in favor by a vote of 4-0.

**4. APPROVAL OF MINUTES**

Ms. Mainiero made a motion to approve the minutes of April 14, 2015, seconded by Mr. Kauderer, and carried all in favor by a vote of 4-0.

**5. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 8:35 p.m.

Respectfully submitted,  
Ronnie L. Rose, Secretary to the Planning Board